



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2400067
Applicant Name: Brittani Ard for Steve Dawson
Address of Proposal: 8555 13th Avenue Northwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel A-7,842 sq. ft. and Parcel B-5,115 sq. ft. Existing single family residence to remain.

The following approval is required:

Short Subdivision – to create two parcels of land (SMC Chapter 23.24).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Zoning: Single Family 5000

Uses on Site: Single Family Residential

Substantive Site Characteristics: Subject site contains nearly 13,000 square feet, is flat, and is developed with a single family house. Existing trees on the site are Leiland Cypress. No ECAs are mapped or evident on the site.

Proposal

The proposal is to subdivide one parcel of land into two (2) lots. Proposed lot areas are indicated in the summary above. Proposed Parcel A will have direct access to 13th Avenue NW, and Parcel B will be served by an access easement over the southern 20 feet of Parcel A. The existing single family residence will remain, although portions of the structure will be demolished.

The subject of this analysis and decision is only the proposed division of land.

Public Comment

During the public comment period which ended February 18, 2004. Two letters were received, one of which expressed concern about the lack of sidewalks.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from Department of Planning and Development (DPD), Water (SWD), Fire Departments (SFD), Seattle City Light, and review by the

Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Stormwater detention is likely to be required for construction in excess of 2,000 sq. ft. of developmental coverage. Plan review requirements will be made at the time of building permit application in accordance with the applicable stormwater ordinance in effect at the time. If the project is greater than 5,000 sq. ft. new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020 may be required. Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of the majority of the existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval, and any necessary fees.
3. Insert the following on the face of the plat: "Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008".
4. A no-protest agreement for future improvements to 13th Avenue NW shall be signed and recorded with the King County Department of Records and Elections.
5. Add the conditions of approval to the face of the plat.

6. Specify the location, description and removal of all trees at least 6" in diameter measured 4.5' above the ground, with species indicated on the face of the plat.
7. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit "A," P.M. #260336-3-015) on the final short subdivision.

Prior to the Individual Transfer or Sale of Lots

1. Legally demolish or remove the garage on the southern elevation of the existing house on Parcel A and establish on-site parking in a code-complying location.

After Recording and Prior to Issuance of Any Building Permits

The owner(s) and/or responsible party(s) shall:

1. Attach a copy of the recorded short subdivision to all copies of future building permit application plans.

Signature: (signature on file) Date: July 8, 2004
Scott Ringgold, Land Use Planner
Department of Planning and Development
Land Use Services